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Retail Leasing Opportunity
Mixed Use Development
Olson Citrus Walk, Covina, CA
"Downtown Covina" Location

### Features:

8,000 sq ft of retail for lease Located in heart of Downtown Covina's newly rejuvenated urban corridor Within walking distance of the Metrolink station New Multi-level parking structures located nearby Located within the Town Center Specific Plan area

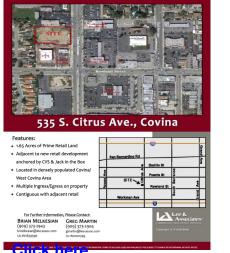


Leasing Opportunity 1261 N. Azusa Ave. Covina, CA

## Features:

Site will soon be available - current tenant is moving Walmart is located next door within center 45,001 sq ft building Located on Major Commercial Arterial Near 210 and 10 Fwys.

**AVAILABLE FOR SALE/LEASE** 



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For Sale or Lease 535 S. Citrus Ave., Covina CA

## Features:

1.65 Acres of Prime Retail Land
Adjacent to new retail development anchored by CVS and Jack in the Box
Located in densely populated Covina area
Multiple ingress/egress on property
Contiguous with adjacent retail



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# Available 1375-1467 N. Citrus Ave.

## Features:

Busy signalized intersection with easy access from all directions.

High visibility from the street..

Traffic count approx. 53,700 automobiles per day..

Easy access to Interstate 10 & 210, with on and off ramps.

Surrounded by residential community & new housing construction.

Area is growing and improving.

Plenty free parking (4/1000 parking)..

Pole sign available..

Attractive & new design



**Commercial Space For Lease** 940 N. Citus Ave.

# Features:

3,770 sq ft building Located on Major Commercial Arterial Well-Established & Occupied Commercial Shopping Center Near 210 and 10 Fwys.



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For Lease Grand & Covina Blvd

#### Features:

Anchored by a high volume Albertsons Supermarket Located at the SWC of Grand Ave. and Covina Ave., two of Covina's premier thoroughfares

Easily accessible from the 10 Freeway and 210 Freeway Solid household incomes of approximately \$68,938 in 1 mile, \$72,738 in 2 miles and \$74,905 in 3 miles

•Traffic Counts of approximately 43,000 ADT



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FOR SALE 611 S. Citrus Ave. Covina, CA "Freeway Close" Location

### Features:

Located off of prime corner location very near 10 Fwy.

2.3 acre property & 20,350 sq. ft. building

Located on Major Commercial Arterial

Newly completed CVS and Jack in the Box located across the street to the north



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Mixed Use Development Opportunity 135 E. Badillo St. Covina, CA "Downtown Covina" Location

### Features:

26,660 sq ft lot

Located in heart of Downtown Covina's newly rejuvenated urban corridor Adjacent to the Covina Center for the Performing Arts Within walking distance of the Metrolink station New three-level parking structure adjacent to site Located within the Town Center Specific Plan area



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Now Leasing 501, 516-521 N. Azusa Ave.

## Features:

Major Signalized Intersection
Distinguished Life Style Center
Population of over 206,000 within 3 miles

Centrally Located between the 210 & 10 Freeways Adjacent to Major National Tenants. Adjacent to North View High School Foot Traffic Galore

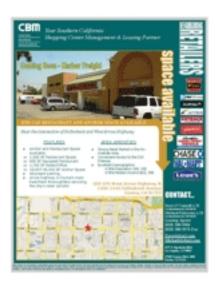


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End Cap Restaurant Available 942 W. Arrow Hwy & 1432 N. Azusa Ave. Covina, CA 91722

### Features:

Partner Grocery Anchored with excellent Jr Anchor Tenants Restaurant Available ±5000 Sq Ft Mostly National Tenants Recently Remodeled Monument Signage Available First Class Retail Identity at One of the Area's Most-Traveled Intersect



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END CAP RESTAURANT AND ANCHOR SPACE AVAILABLE 420-476 West Arrow Highway, & 1436-1444 Hollenbeck Avenue

# Features:

Anchor and Restaurant Space Available: 1,200 SF Restaurant Space 900 SF Equipped Restaurant

1,750 SF Retail/Office 10,637-45,303 SF Anchor Space Abundant parking Arrow highway is Covina's main East/West thoroughfare servicing the city's retail corridor



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For Lease 225-245 East Rowland St. Covina, CA

## Features:

±1,200 SF Restaurant Space Available
Medical, Retail and Office Space Also Available
Abundant Parking
Great Signage Opportunities
Spaces Can Be Combined To Accommodate Larger Square Footage Need